

CITY OF IDAHO FALLS
BOARD OF ADJUSTMENT
P.O. BOX 50220
IDAHO FALLS ID 83405-0220
(208) 612-8276

March 28, 2013
12:15 p.m.

City Annex Building, Council Chambers
680 Park Avenue

Members Present: Bryan Bjorgaard; Jake Cordova; Alex Creek; Brent McLane; Len Stenzel; and James Wyatt.

Members Absent: Stephanie Austad; Steve Davies; and Richard Lee.

Staff Present: Brian Tomsett, Plans Examiner and Debra Petty, Recording Secretary.

Also Present: Applicants Ada Johnson and Craig Remsberg.

Changes to Agenda: None.

Call to Order: The meeting was called to order at 12:15 p.m. by Chair Stenzel. He introduced the newest board members Bryan Bjorgaard and Brent McLane.

Minutes: **October 25, 2012. Moved by Cordova to approve the minutes as presented. Motion seconded by Creek and passed.**

Aye: Bryan Bjorgaard; Jake Cordova; Alex Creek; Brent McLane; Len Stenzel; and James Wyatt.

Nay:

Abstain:

Public Hearings: **Variance**
Lots 35-36, Block 3, Crows Addition (243 2nd Street)

Tomsett presented the staff report, a part of the record. Creek disclosed he has interest in property within 1,500 feet of the site at 302, 320, 340 and 342 1st Street. He said it will not affect his decision on the application. Tomsett said a conditional use permit is required for a used or relocated manufactured home to be placed on a permanent foundation in all residential zones and if approved by the board is considered a single-family dwelling. The home is 13'4" wide and 48' in length. He said some adjustments allowed by ordinance were made to the front and rear yard setbacks and therefore meets all setbacks for placement of the home on the lot. The applicant is proposing a 20' by 20' hard surface parking area and 15' x 20' driveway which is accessed from 2nd Street. Staff recommends increasing the driveway to 20' x 20' to prevent encroachment of parked vehicles into the public right-of-way. At present there are no plans for a carport or garage. Tomsett said the applicant just learned of staff's recommendation for the addition of 5' to the driveway and has not had time to make the requested change to the site plan. Cordova said if the home were new a hearing would not be required of the applicant. Tomsett said if the applicant receives approval, specifications must be submitted to the building department for review and acquire the necessary building permits. Tomsett said the lot is a standard 50' by 125'.

Chair Stenzel opened the hearing to public comment.

Craig Remsberg, 2824 S Bellin Road, Idaho Falls, ID. Mr. Remsberg said they will comply with staff recommendation to add an additional five feet to the driveway.

Chair Stenzel closed the hearing to public comment.

Cordova moved to approve the conditional use permit to move a manufactured home and place on a permanent foundation on Lots 35-36, Block 3, Crows Addition (243 2nd Street) with the condition an addition five feet be added to the driveway. Motion seconded by Creek and passed.

Aye: Bryan Bjorgaard; Jake Cordova; Alex Creek; Brent McLane; Len Stenzel; and James Wyatt.

Nay:

Abstain:

Adjourn:

Meeting adjourned at 12:35 p.m.

Richard Lee, Chair and/or
Len Stenzel, Vice Chair